



£365,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Childs Ercall Market Drayton

Dodecote Drive Childs Ercall
Market Drayton Shropshire



Are you looking for a secluded cottage, tucked away on a county lane with gardens big enough to have your own 'Good Life' and a home with character and ready for you to add your own individuality then we have just found you your dream home.

Set on a generous sized plot with plenty of parking and a detached double garage with office room above plus brick arches incorporating an undercover barbeque, perfect for El Fresco dining. Internally the versatile accommodation includes a side and front entrance, lounge with wood burner, large dining kitchen with Rayburn stove, large conservatory overlooking the private rear garden, utility and shower room all to the ground floor. Upstairs there are four bedrooms and family bathroom. Properties like these rarely stay on the market for long so be quick with booking your viewing.

- Secluded Character Home
- Four Bedrooms & First Floor Bathroom
- Lounge With Wood Burner
- Large Dining Kitchen & Conservatory
- First Floor Bathroom & Ground Floor Shower Room
- Double Garage & Large Gardens

You can reach us 9am to 9pm, 7 days a week

28/29 High Street, Market Drayton, Shropshire, TF9 1QF

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Side Entrance Porch

A half glass front entrance door leads into the porch which also has glass side panels and further glazed door to the utility and door to the inner hallway.

Inner Hallway

Having tiling to the floor which continues into the dining kitchen, under stair store cupboard and radiator.

Study

The study is accessed from the front hallway which has a half glass front entrance door, radiator and two double glazed windows to the side.

Lounge 15' 9" x 12' 1" (4.80m x 3.68m)

The character room has a brick framed and brick chimney recess housing a wood burner fire. Engineered wood floor, two wall light points and double glazed window to the front.

Dining Kitchen 15' 2" x 17' 5" (4.63m x 5.32m)

An impressively large room, perfect for the largest of families and has a range of base units with work surfaces over and single drainer sink unit and mixer tap. 1 wall mounted plate wrack and two single open fronted wall units and corner canopy cooker hood above a four ring gas hob and electric oven below. Rayburn range stove, radiator and double glazed windows to the side and rear and glazed doors to the conservatory.

Conservatory 9' 6" x 23' 0" (2.90m x 7.02m)

A large double glazed conservatory set on low brick walls, two radiators and French doors to the side onto the garden.



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Utility 7' 2" x 4' 6" (2.19m x 1.37m)

Located off the side porch and having space for appliances, work surface and double glazed window to the rear. Door to the shower room.

Shower Room 7' 2" x 6' 7" (2.19m x 2.00m)

Fitted with a tiled shower enclosure with electric shower, pedestal wash basin and low level WC. Cupboard housing the central heating boiler, radiator and double glazed window to the rear.

Landing

The landing has a cupboard off and access to all four bedrooms.

Bedroom One 15' 3" x 8' 5" (4.64m x 2.56m)

Having fitted wardrobes to two walls and dressing table. Radiator and double glazed windows to the side and rear.

Bedroom Two 12' 11" x 9' 5" (3.93m x 2.86m)

Fitted wardrobes, airing cupboard, radiator and double glazed window to the front overlooking farmland.

Bedroom Three 15' 3" x 9' 1" (4.64m x 2.76m)

Fitted drawers, radiator, Velux style roof window and double glazed window to the rear.

Bedroom Four 7' 10" x 10' 4" (2.38m x 3.16m)

Fitted wardrobes and over bed cupboards and matching drawers with toiletry shelf over. Radiator and double glazed window to the side.

Family Bathroom 7' 6" x 7' 9" (2.28m x 2.36m)

Fitted with a contemporary white suite comprising panel bath with mixer tap, separate tiled shower enclosure with electric shower, vanity wash basin with mixer tap and low level WC. Heated towel rail and double glazed window to the side.

Outside Front

The home is set behind a low walled front boundary extending to the side incorporating five bar double gates to the large parking area. The front garden has a decorative stone covering.

Detached Double Garage 16' 3" x 17' 2" (4.96m x 5.23m)

A detached brick garage with two double doors to the front. There is a pedestrian door to the side and internally there is power, lighting and corner staircase to the office above.

Over Garage Office 8' 4" x 12' 10" (2.53m x 3.90m)

A versatile area ideal for storage if needed, hobbies room or work from home space with window overlooking the rear garden.

Outside Rear

There is a tall wall dividing the extensive parking area from the rear garden which initially has a paved terraced area adjacent to a three arch brick structure incorporating an undercover barbeque area and corner barbeque with chimney. The rear garden has occasional mature trees and although previously lawned would benefit from some attention.

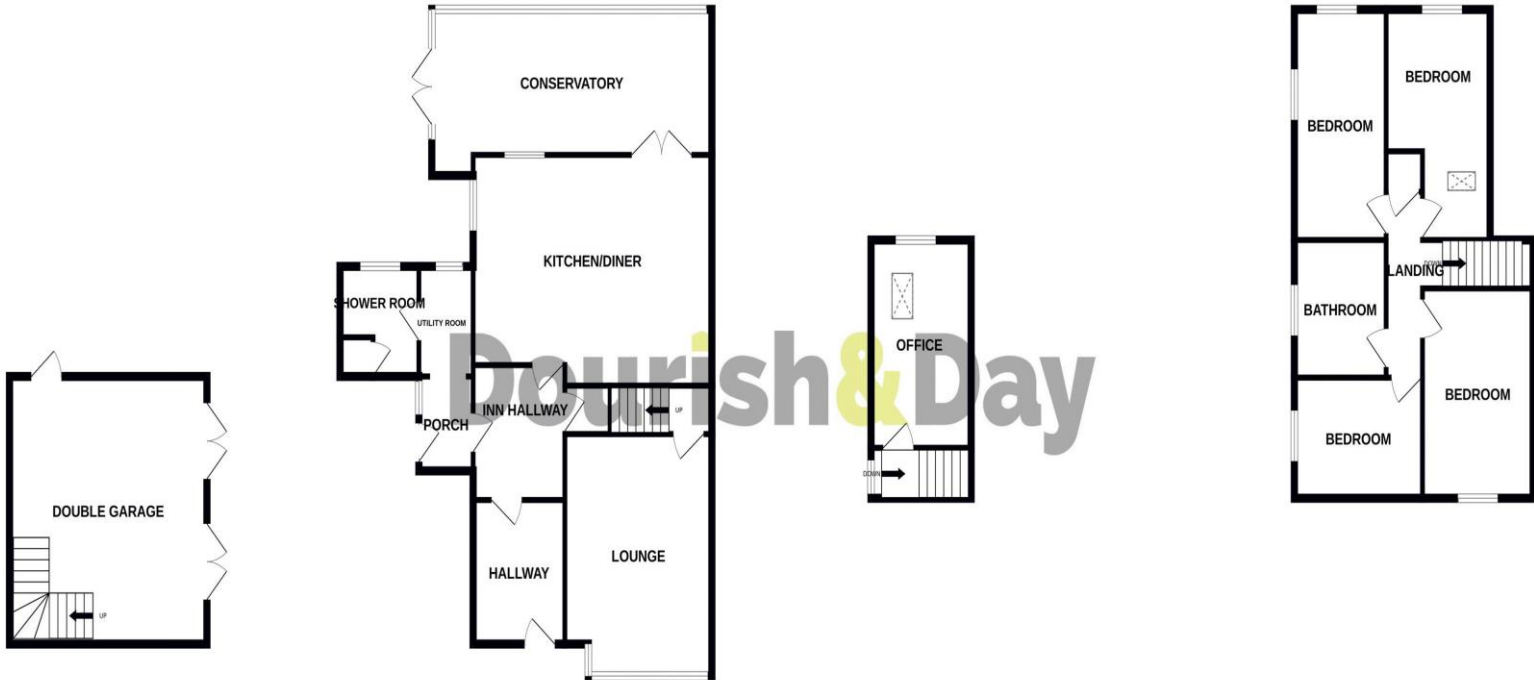
Services

We are informed that that there is no mains gas to the property and drainage is a septic tank, shared between the next door neighbour. An informal arrangement is that the two parties alternate the emptying as required.

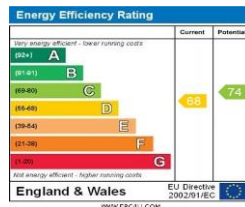


GROUND FLOOR

1ST FLOOR



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